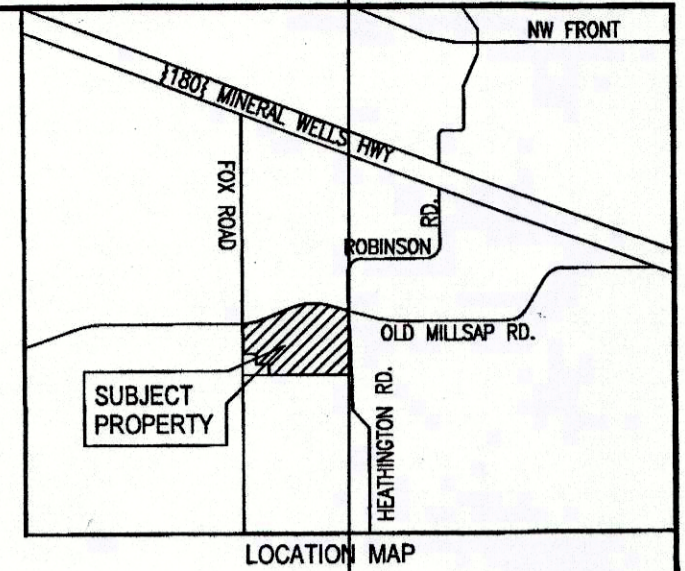


201900975 PLAT Total Pages: 1



DEDICATION
State of Texas)
County of Parker)

WHEREAS, TDC Management, LLC, are the owners of the herein described property to wit: BEING a 44.08 acre tract, situated in the J. Fox Survey, Abstract No. 491, Parker County, Texas, and being all of that certain tract conveyed to TDC Management, LLC, a Texas limited liability company, as evidence by warranty Deed recorded in Document No. 201829887, Deed Records Parker County, Texas and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod set capped "C.F. Stark 5084" in the east right-of-way line of Fox Road for the most western southwest corner of said 44.08 tract, said point also being the northwest corner of the Beulah Baptist Church tract as recorded in Volume 60, Page 136, Deed Records Parker County, Texas;
THENCE N 00°54'52" W, along the east line of Fox Road, a distance of 476.36 feet to a 1/2 inch iron rod set;
THENCE N 34°38'00" E, a distance of 65.62 feet to a 1/2 inch iron rod set at the corner of said east line of Fox Road and the south right-of-way line of Old Millsap Road,
THENCE, along the south line of Old Millsap Road as follows:

N 81°36'37" E a distance of 111.24' to a 1/2 inch iron rod set, said point being the beginning of a curve to the left with a radius of 1018.00 feet, a central angle of 13°56'01", and a long chord that bears N 74°38'36" E, 246.95 feet;
THENCE along said curve to the left an arc distance of 247.56 feet to a 1/2 inch iron rod set;
THENCE N 67°31'12" E a distance of 498.40 feet to a 1/2 inch iron rod set, said point being the beginning of a curve to the right with a radius of 980.00 feet, a central angle of 37°39'43", and a long chord that bears N 86°21'04" E, 632.65 feet;
THENCE along said curve to the right an arc distance of 644.18 feet to a 1/2 inch iron rod set;
THENCE S 74°49'04" E a distance of 100.56 feet to a 1/2 inch iron rod set;
THENCE S 72°30'26" E a distance of 253.77 feet to a 1/2 inch iron rod set, said point being the intersection of the south line of Old Millsap Road and the west line of Heathington Road;

Thence departing the south line of Old Millsap Road along the west line of Heathington Road as follows:
S 03°30'36" E a distance of 379.03 feet, to a 1/2 inch iron rod set;
S 02°37'48" E a distance of 213.86 feet, to a 1/2 inch iron rod set;
S 01°14'20" E a distance of 509.76 feet, to a 1/2 inch iron rod set, said point being the intersection of the Heathington Road west line and the north line of Beulah Road;

THENCE departing the east line of Heathington Rd. along the north line of Beulah Rd. as follows:
S 88°08'17" W a distance of 79.01 feet, to a 1/2 inch iron rod set;
S 89°39'16" W a distance of 733.79 feet, to a 1/2 inch iron rod set;
S 89°54'41" W a distance of 283.11 feet, to a 1/2 inch iron rod set;
S 88°33'22" E a distance of 317.12 feet, to a 1/2 inch iron rod set, said corner being the southeast corner of the Beulah Baptist Church tract as recorded in Volume 324, Page 480, Deed Records Parker County, Texas;

THENCE, along the Buchanan/Beulah Baptist common line as follows:
N 00°21'0" W, a distance of 182.42 feet to a 1/2 inch iron rod set;
S 89°24'46" W, a distance of 218.71 feet to a 1/2 inch iron rod set;
N 00°43'18" E, a distance of 176.10 feet to a 1/2 inch iron rod set;
N 88°48'58" W, a distance of 223.47 feet to the POINT OF BEGINNING, and containing 44.08 acres of land more or less.

Do hereby dedicate the same to be known as Lots 1-21, Block 1 Heathington Farm Addition, an addition to Parker County Texas and do hereby dedicate to the use of the public forever all rights-of-ways and easements shown hereon.
Kari Holmes, (member) on behalf of TDC Management, LLC., owners of the land shown on this plat and whose name is subscribed hereto, dedicates forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

I also certify the property subject of this plat is not within the Extraterritorial Jurisdiction of any incorporated city or town within Parker County, Texas.

Berna Dean Lee January 8, 2019
Berna Dean Lee, member Date

STATE OF TEXAS)
COUNTY OF PARKER)

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark 1/08/2019

Charles F. Stark, RPLS
Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 28, 2008 MAP NO. 48367C0250E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTES:

IT IS THE CONTRACTORS RESPONSIBILITY TO CALL 1-800-DIG-TESS BEFORE TRENCHING ON THE SUBJECT SITE.

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

GENERAL NOTES:

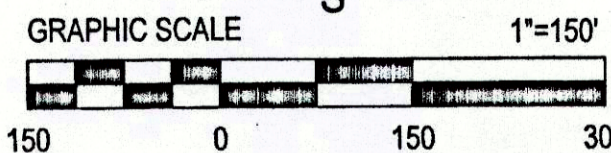
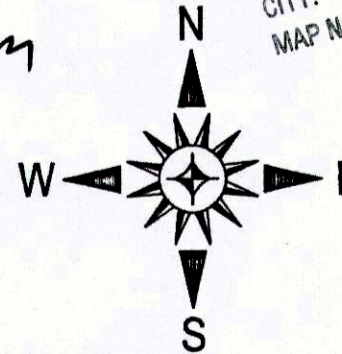
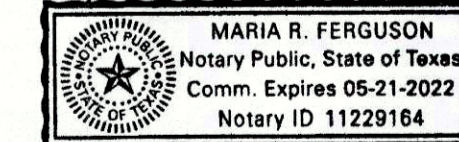
- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 40 feet
Rear Building Line = 15 feet
Side Building Line = 10 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage and utility easement along the front, rear, and side lot lines.
- 1/2" capped iron rods set stamped "C.F. Stark RPLS 5084" at all corners unless otherwise note
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202) derived from resolved opus solutions.
- Location of AT&T easement shown hereon is approximate based on field survey of underground cable markers. The easements of record stipulate width but do not locate relative to property boundary.
- Existing R.O.W. widths shown hereon based on existing fence lines at time of survey.

State of Texas)
County of Parker)

Before me, the undersigned authority on this day personally appeared Berna Dean Lee on behalf of TDC Management, LLC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 8th day of January, 2019.

Maria R. Ferguson
Notary Public in and for the State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
201900975
01/14/2019 10:19 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

20491.002.002-00 20491.002.001-00

STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas
on the 14th day of January, 2019

Pat Deary County Judge
George A. Cooley Commissioner Precinct #1
Larry Walden Commissioner Precinct #3
Craig Peacock Commissioner Precinct #2
Steve Dugan Commissioner Precinct #4

Final Plat

Lots 1 thru 21, Block 1

HEATHINGTON FARM ADDITION

An Addition to Parker County, Texas
Being 44.08 acres situated in the
J. Fox Survey, Abstract No. 491
Parker County, Texas

JOB No. 139-9729
DATE DEC. 2018

SHEET

1 of 1

OWNER:
TDC MANAGEMENT, LLC
560 N KIMBALL AVE., SUITE 140
SOUTHLAKE, TX. 76092
817-410-7231

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **E** SLIDE **214**
DATE